



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

November 7, 2005

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

**ZONE CHANGE CASE NO. 04-137-(5)  
CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
PETITIONER: JOE PERRY  
PALMDALE ZONED DISTRICT  
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

Dear Supervisors:

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Negative Declaration for Zone Change Case No. 04-137-(5) and Conditional Use Permit Case No. 04-137-(5), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare an ordinance to change zones within the Castaic Canyon Zoned District as recommended by the Regional Planning Commission (Zone Change Case No. 04-137-(5)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 04-137-(5).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Update the zoning on the subject property to allow the property owner to develop an equipment storage facility and establish development standards that ensure future

development on the subject property will be compatible with the goals and policies of the Santa Clarita Valley Area Plan and the Countywide General Plan.

**Implementation of Strategic Plan Goals**

This zone change promotes the County's Strategic Plan goal of Service Excellence. The zone change will allow development of an underused site and promote economic growth within the unincorporated community of Castaic, in compliance with the Santa Clarita Valley Area Plan. The project components (zone change and conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

**FISCAL IMPACT/FINANCING**

Adoption of the proposed zone change and approval of the conditional use permit should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case Nos. 04-137-(5) on April 13, 2005. The two zoning requests before the Commission were: 1) a zone change from the existing A-2-2 (Heavy Agricultural-Two Acres Minimum Required Area) to M-1-DP (Light Manufacturing-Development Program) zoning on the entire 1.57 acres, and 2) a conditional use permit to authorize construction, operation and maintenance of an equipment storage facility. The Regional Planning Commission voted (4-0) to recommend approval of the requested zone change and to approve the conditional use permit at its August 31, 2005 meeting.

Pursuant to subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit is deemed to be called for review by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65355 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

**ENVIRONMENTAL DOCUMENTATION**

**Honorable Board of Supervisors  
Zone Change/  
Conditional Use Permit Case Nos. 04-137-(5)**

**Page 3 of 3**

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that conditions or changes to the project are necessary in order to assure there is no substantial evidence that the project may have a significant effect on the environment. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Negative Declaration for this project.

Based on the Negative Declaration, adoption of the proposed zone change an approval of the conditional use permit will not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Action on the proposed zone change and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning



Frank Meneses, Administrator  
Current Planning Division

Attachments: Commission Resolutions, Findings & Conditions, Staff Report & Attachments

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

FM:SZD

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 04-137-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 04-137-(5) on April 13, 2005; and,

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from A-2-2 (Heavy Agricultural-Two Acres Required Area) to M-1-DP (Light Manufacturing-Development Program) on a 1.57-acre parcel. The DP-Development Program will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area. As applied to this case, the conditional use permit will authorize the development of a construction equipment storage facility on the project site.
2. The subject property is located at 32170 N. Castaic Road (on the east side of Castaic Road, between Castaic Road and the Golden State Freeway), approximately one-half mile north of the intersection of Lake Hughes Road and Castaic Road, in the Castaic Canyon Zoned District. The current A-2-2 zoning on the subject property became effective on August 1, 1958.
3. The zone change request was heard concurrently Conditional Use Permit Case No. 04-137-(5) at the April 13, 2005 public hearing. The Commission received verbal and written testimony regarding the request. The Commission determined the proposed M-1-DP (Light Manufacturing-Development Program) is appropriate for the subject property and compatible with surrounding uses. As applied to this case, the condition use permit will assure that development occurring after rezoning will conform to the approval as shown on the site plan marked Exhibit "A." No other development is permitted on the property unless a new conditional use permit is obtained.
4. Conditional Use Permit Case No. 04-137-(5) is a related request to authorize the construction, operation and maintenance of a construction equipment storage facility on the subject and ensure compliance with the requirements of the Development Program zone.
5. The site plan for the conditional use permit, labeled Exhibit "A", shows a 1.57-acre subject property developed with a storage facility for construction equipments with 11 parking spaces. One of the spaces will be reserved for people with disabilities. The parking spaces are located along the northern property boundaries. 1,819 square feet (approximately 2.7 percent of the project site) of landscaping will be provided along Castaic Road. An eight-foot concrete block wall is shown along the

western property line. The storage area is depicted along the eastern portion of the subject site.

6. The triangular-shaped subject property is currently vacant with flat to gently sloping topography. Access to the property is via Castaic Road to the west.
7. Surrounding properties are zoned M-1 and A-2-2 (Heavy Agricultural-2 acres required area) to the north and south. Properties to the west are zoned M-1 and R-1-5,000 (Single-Family Residence-5,000 square feet minimum required area) and the Northlake Specific Plan covers properties to the east. Surrounding land uses consist of a storage facility, truck repair and tow yard and vacant properties to the north. To the south and east are vacant properties and the Golden State Freeway. To the west is a recreational vehicle storage facility, watercraft sales, the Golden State Freeway and single-family residences.
8. The project site is designated "Industry" in the Santa Clarita Valley Areawide General Plan ("Plan"). This land use category includes areas designated for light, medium and heavy industrial uses with service commercial. While the Plan does not distinguish intensity and type of industry, it implies that it can be clean, nonpolluting, with no offensive odors, and that it be visually attractive. The design of the proposed development will not post significant impacts to adjacent properties. The subject property is surrounded by properties with similar type of uses. The subject property has access to roadways and highways and will provide on-site parking and road improvements in accordance to County Code. The proposal to rezone the subject property from A-2-2 to M-1-DP to accommodate a construction equipment storage facility is consistent with the goals and policies of the Industry land use classification of the Countywide General Plan and the Santa Clarita Valley Area Plan.
9. A need for the proposed zone classification exists within the Castaic Area to meet the demand for industrial development.
10. Although the subject property is zoned A-2 (Heavy Agricultural), modified conditions warrant a revision in the zoning of the subject property as the surrounding properties adjacent to the subject site have not been rezoned to M-1 and it is one of the few remaining parcels in this area that is still zoned A-2. The request to rezone the subject property to M-1-DP would consistent with the Santa Clarita Valley Area Plan as the site is within the Industry land use designation. The industrial zoning is required to allow the development of storage facilities to serve the local residents of the Santa Clarita Valley Area.
11. The subject property is a proper location for the proposed M-1-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good

zoning practice. The subject property is located within close proximity to the Golden State Freeway, an Interstate Highway. The applicant will provide on-site parking and road improvements in accordance to County Code. Impacts to public services and circulation patterns will be mitigated in accordance with County requirements. In addition, the Development Program designation added to the M-1 zoning will assure that development occurring after rezoning will conform to the approved plans; compatibility with surrounding land uses will be ensured through the conditions of approval of the related conditional use permit and the development program contained therein.

12. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the proposed project will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for the project.
13. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission, that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.

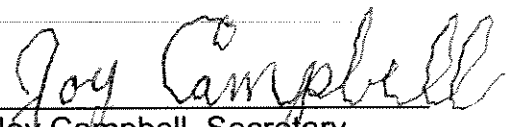
**NOW THEREFORE BE IT RESOLVED**, that the Regional Planning Commission of the County of Los Angeles recommends that the Board of Supervisors:

1. That the Board of Supervisors hold a public hearing to consider the recommended changes of zone from A-2-2 (Heavy-Agricultural-two acres minimum required area) to M-1-DP (Light Manufacturing-Development Program) on the 1.57-acre subject property, with development restrictions as provided by the related Conditional Use Permit Case No. 04-137-(5).
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration and determine that Zone Change Case No. 04-137-(5) will not have a significant impact upon the environment.
3. That the Board of Supervisors find the recommended zoning is consistent with the goals, policies and programs of the Los Angeles County General Plan.
4. That the Board of Supervisors find that the public convenience, the general welfare

and good zoning practice justify the recommended change of zone.

5. That the Board of Supervisors adopt the above recommended Zone Change No. 04-137-(5), changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on **August 31, 2005**.

  
Joy Campbell, Secretary  
County of Los Angeles  
Regional Planning Commission

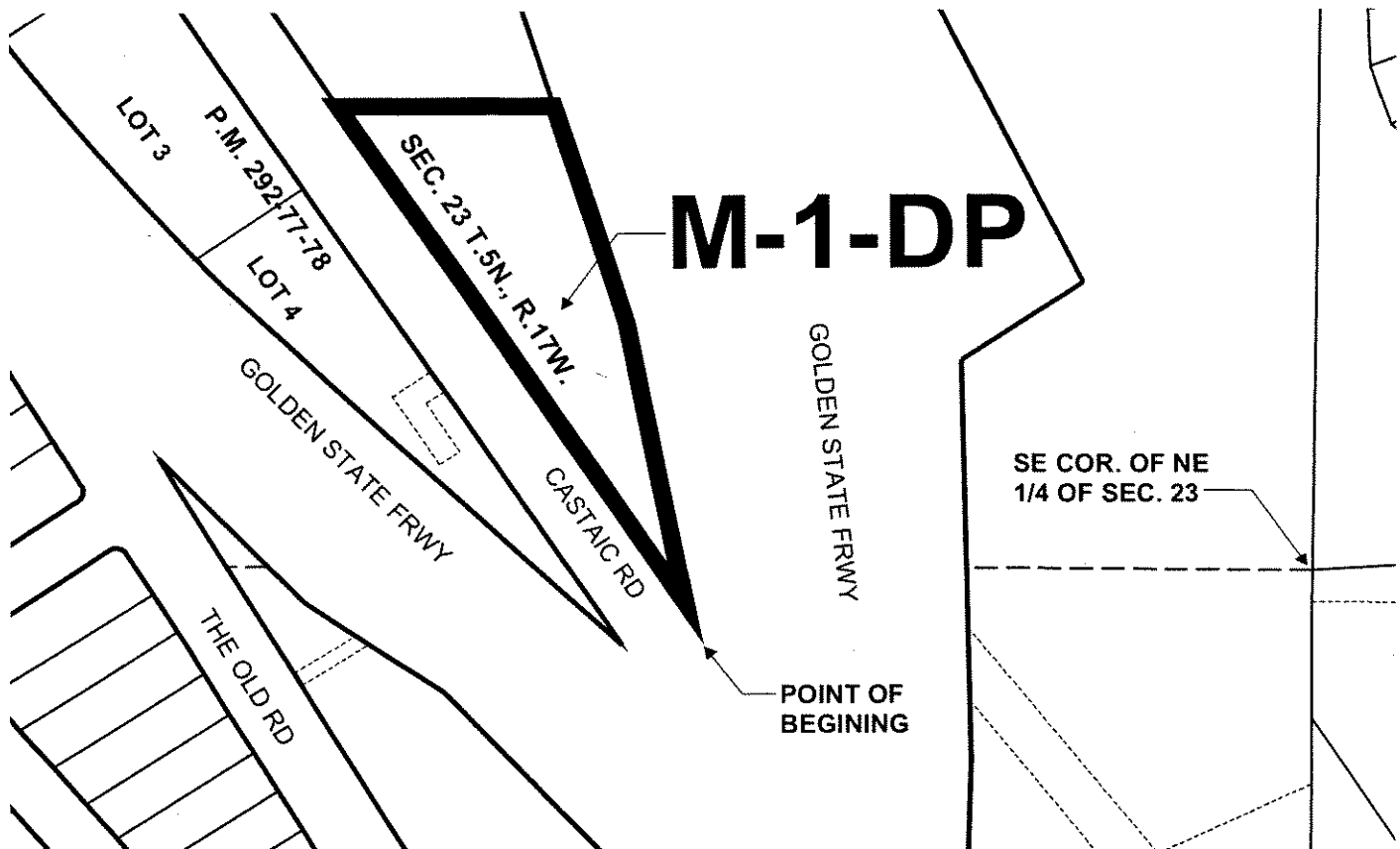
CHANGE OF PRECISE PLAN  
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 04-137-(5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









**LEGAL DESCRIPTION:**



THAT POR. OF SEC. 23, T.05N., R.17W., SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE 09/28/1880,

COMMENCING AT A POINT IN THE NE'LY LINE OF CASTAIC ROAD, DESCRIBED IN DEED(15), RECORDED IN BOOK 9678, PAGE187, DISTANT THEREON N.34 12' 24"W. 428.74' FROM THE NE'LY COR. OF THE LAND ACQUIRED BY THE STATE OF CALIFORNIA (DEED 40404), RECORDED IN BOOK D4167, PAGE 634; THENCE N.34 12' 24" W. 666.54'; THENCE S.89 50' 24"E. 232.63'; THENCE S.18 01' 20"E. 253.24'; THENCE S.11 37' 33"E.316.26' TO THE POINT OF BEGINING

**DIGITAL DESCRIPTION:** \ZCOZD\_CASTAIC\_CANYON\

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA

  
0 100 200  
 FEET  
COUNTY ZONING MAP  
294H097

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
WAYNE REW CHAIR  
JAMES E. HARTL PLANNING DIRECTOR





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

James E. Hartl AICP  
Director of Planning

September 1, 2005

Joe Perry  
28214 Bryce Drive  
Castaic, CA 91384

RE: ZONE CHANGE AND CONDITIONAL USE PERMIT CASE NO. 04-137-(5)

Dear Applicant:

PLEASE NOTE: This document contains the Regional Planning Commission's findings and conditions relating to **APPROVAL** of the above referenced Conditional Use Permit as well as their recommendation for **APPROVAL** to the Board of Supervisors of the related zone change.

Your attention is called to condition number 3 of the Conditional Use Permit which states that this grant shall not become effective until the Board of Supervisors has adopted the zone change submitted concurrently with this application.

Pursuant to Section 22.60.230, subsection B.2, when the Regional Planning Commission makes a recommendation on a legislative action concurrently with approval of a nonlegislative land use application, the Board of Supervisors shall call the nonlegislative application up for concurrent review. Please be advised that this may result in modification of the findings and/or conditions attached hereto.

Payment of fees required by the conditions of approval will not be accepted until the Board of Supervisors has approved the zone change.

Very truly yours,

Department of Regional Planning  
James E. Hartl, AICP  
Director of Planning

Russell J. Fricano, Ph.D., AICP  
Zoning Permits Section I

RJF:SZD

Enclosures: Findings and Conditions  
c: Board of Supervisors, Department of Public Works (Building and Safety), Department of Public Works (Subdivision Mapping), Zoning Enforcement, Castaic Town Council

## **ZONE CHANGE/CONDITIONAL USE PERMIT CASE NO. 04-137-(5)**

### **FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: APRIL 13, 2005**

#### **SYNOPSIS:**

The applicant is requesting a Conditional Use Permit to authorize development and maintenance of an equipment storage facility with appurtenant parking and landscaping on the subject property and to ensure compliance with the proposed DP (Development Program) designation.

The applicant requested a change of zone from A-2-2 (Heavy Agricultural-two acres minimum required area) to M-1-DP (Light Manufacturing-Development Program) on the 1.57-acre subject property.

#### **PROCEEDINGS BEFORE THE COMMISSION**

##### April 13, 2005 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on April 13, 2005. All Commissioners were present. Two people were sworn, the owner/applicant and his representative; both testified in favor of the proposal and requested the Commission consider the following changes to the recommended conditions:

- Extend the term of grant beyond twenty years.
- Extend the hours of operation.
- Modify the recommendation of the Castaic Area Town Council to provide landscaping along the eastern property line.

The Commission discussed the applicant's request and acknowledged that such request would be appropriate and consistent with County guidelines. The Commission extended the term of the permit to 20 years with an extension option. The Commission also extended the hours of operation from 6:00 a.m. to 6:00 p.m. to 4:00 a.m. to 10:00 p.m. In addition, the Commission determined that landscaping along the eastern boundary of the subject is not necessary. The applicant also indicated that additional landscaping will be provided along the Castaic Road.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the final environmental documentation and findings and conditions for approval with modifications as discussed.

8. The project site is designated within the "Industry" land use category of the Santa Clarita Valley Area Plan (SCVAP). This land use category includes areas designated for light, medium and heavy industrial uses with service commercial. While the Plan does not distinguish intensity and type of industry, it implies that it can be clean, nonpolluting, with no offensive odors, and that it be visually attractive. Based upon prevailing land use, the proposal to develop the subject property with a construction equipment storage facility would be compatible with existing land use patterns. The design of the proposed development will not post significant impacts to adjacent properties. In addition, the subject property is surrounded by properties with similar type of uses. The subject property has access to roadways and highways and will provide on-site parking and road improvements in accordance to County Code. The proposal to rezone the subject property from A-2-2 to M-1-DP to accommodate a construction equipment storage facility can be found consistent with the goals and policies of the Industry land use classification of the Santa Clarita Valley Area Plan.
9. The Following are zoning applications noted on the subject property:
  - The current A-2-2 zoning on the subject property became effective on August 1, 1958, following the adoption of Ordinance Number 7361, which established the Castaic Canyon Zoned District.
  - Plot Plan No. 11321 was approved by the Department of Regional Planning on September 29, 1964 for an outdoor advertising sign (320 square feet) on the subject property.
  - Conditional Use Permit No. 98-110 was filed with the Department of Regional Planning on August 19, 1998, for a fiber optic communication facility on the subject property. The request was withdrawn on February 1, 1999.
  - Zone Change and Conditional Use Permit No. 00-55 to rezone the subject property from A-2-2 to M-1-DP and implement a watercraft storage facility were heard by the Commission on August 12, 2000. The request was withdrawn on March 21, 2001.
10. The applicant's site plan, labeled Exhibit "A", shows a 1.57-acre subject property developed with a storage facility for construction equipment with 11 parking spaces. One of the spaces will be reserved for people with disabilities. The parking spaces are located along the northern property boundaries. 1,819 square feet (approximately 2.7 percent of the project site) of landscaping will be provided along Castaic Road. An eight-foot concrete block wall is shown along the western property line. The storage area is depicted along the eastern portion of the subject site. The applicant is not proposing any structures at this time but noted a

The applicant's site plan depicts existing chain link fences along the northern and eastern property lines. Additional fencing or wall along these areas is not necessary as the existing development north of the subject property is zoned M-1 and the Golden State Freeway which abuts the property to the east is elevated approximately 20 to 30 feet. The conditions of approval will require the maintenance of an eight-foot high chain link fence. The Commission finds that additional landscaping along this fence as recommended by the Castaic Area Town Council is not necessary.

- d. Vehicle parking shall be provided as required by Part 11 of Chapter 22.52. The proposed use, an outdoor storage facility for construction vehicles and equipment is not defined in Part 11 of Chapter 22.52; however, Section 22.52.1140 requires not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees. The applicant has indicated there will be a maximum of 7 employees per workday. Therefore, four (4) spaces are required, one (1) of which shall be handicapped accessible.

The applicant's site plan depicts eleven (11) parking spaces, one of which is handicapped accessible. Per American with Disabilities Act requirements, one of the handicapped spaces shall be van accessible; the applicant is required to provide one van accessible handicapped space. The applicant is in compliance with the parking requirements.

- e. Signs shall comply with the requirements of Part 10 of Chapter 22.52. In the M-1 zone, a maximum of three square feet of wall sign area for each one linear foot of building frontage is permitted. (Section 22.32.080.C.)

The applicant does not have building frontage and is not proposing to place any signage at this time. However, signs placed on the wall along Castaic Road must be in compliance with Section 22.52.610.E.2. of the Code.

The applicant has not provided any sign plans or elevations. As a condition of approval of this grant, the applicant will be required to submit sign plans and elevations in compliance with Section 22.52.870 of the County Code.

- 15. The applicant is required to submit a development program, consisting of a plot plan and a progress schedule, in accordance with Section 22.40.050 of the County Code. The plot plan shall show the location of all proposed structures; the alteration or demolition of any existing structures; development features, including grading, yards, walks, landscaping;

and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program will provide necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

- 1. After consideration of the Negative Declaration together with all comments received during the public review process, the Commission finds on the basis on the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 04-137-(5) is **APPROVED**, subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 04-137-(5).

**VOTE: 4-0-0**

**Concurring: Valadez, Bellamy, Rew, Modugno**

**Dissenting: None**

**Abstaining: None**

**CONDITIONAL USE PERMIT CASE NO. 04-137-(5)**  
**CONDITIONS**

**Page 1 of 7**

1. This grant authorizes the use of the subject property for a construction equipment storage facility with appurtenant parking and landscaping, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Further, this grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change Case No. 04-137-(5) and an ordinance reflecting such changes of zone has become effective.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

**CONDITIONAL USE PERMIT CASE NO. 04-137-(5)**  
**CONDITIONS**

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If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees (**currently \$1,275.00**) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. A revocation/modification public hearing shall be held before the Regional Planning Commission in accordance with Section 22.60.174 of the County Code. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not

- b. No existing building or structure which is to be demolished shall be used; and
  - c. All improvements shall be completed prior to the occupancy of any structures or the commencement of the use.
22. The construction, operation and maintenance of the construction equipment storage facility shall be further subject to all of the following restrictions:
- a. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction or grading phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - b. Project construction activity, including engine warm-up, shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise effects to adjacent residences. Parking of construction worker vehicles shall be on-site;
  - c. The permittee shall make arrangements with the serving utilities to install any new facilities necessary to furnish utility service for the development;
  - d. A minimum of eleven (11) on-site parking spaces shall be provided and continuously maintained, including one (1) van-accessible space reserved for persons with disabilities;
  - e. Required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;
  - f. Except for required landscaping, the subject property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public right-of-way or adjacent properties. The permittee must demonstrate that the entire lot is paved to the satisfaction of the Department of Public Works and the Director of Regional Planning;
  - g. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty (30)



**CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
CONDITIONS**

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- r. The use of an outdoor public address system, or similar acoustical device is prohibited;
- s. Equipments store within ten feet of the wall along the western property line shall not exceed the height of said wall;
- t. All construction supplies shall be store in storage containers or trailers;
- u. The permittee shall not store or use hazardous materials;
- v. Uses on the subject property shall be limited to those permitted in the M-1 zone;
- w. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated May 4 and January 13, 2005, except as otherwise required by said Department; and
- x. The permittee shall comply with all conditions set forth in the attached Los Angeles County Fire Department memorandum dated December 10, 2004, except as otherwise required by said Department.

Attachments:

Department of Public Works letter dated January 13, 2005

Los Angeles County Fire Department dated December 10, 2004

RJF:SZD



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 13, 2005

IN REPLY PLEASE  
REFER TO FILE: **LD-4**

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witler  
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. 04-137

We have reviewed the subject Permit in the Castaic area in the vicinity of Castaic Road (32170 North Castaic Road) and the Golden State Freeway. This Permit is to allow a contractor equipment yard in addition to a zone change.

We recommend that this Permit not be approved at this time. The applicant shall submit a traffic study to Public Works for review and approval or provide additional traffic/project information demonstrating that the project will not significantly impact area roadways and intersections in the area to the satisfaction of Public Works. If a traffic study is required, comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. Provide a signing and striping plan on Castaic Road and any other off-site location based on the traffic impact analysis report to the satisfaction of Public Works. For additional questions, please contact Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.

If this Permit is approved, we recommend the following conditions:

1. Construct curb, gutter, base, pavement, and sidewalk on Castaic Road along the property frontage to the satisfaction of Public Works.
2. Construct transition improvements in the vicinity of southerly property line to the satisfaction of Public Works.

Post-it® Fax Note	7671	Date	3-7-05	# of pages	3
To	SAM DEA	From	WALCEN		
Co./Dept.		Co.			
Phone #		Phone #	626-458-4935		
Fax #		Fax #			

Russell Fricano  
January 13, 2005  
Page 3

been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.
5. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any aboveground utility structures in the parkway.
6. Prior to the issuance of a building permit, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of building permit application to the satisfaction of Public Works. The current applicable fee is \$3,400 per factored unit and is subject to change.

WH:ca

P:\LDPUB\TRANS\CUPS\CUP 04-137\ZONE CHANGE + CONTRACTOR EQUIPMENT YARD

cc: Traffic and Lighting (Abdelhadi, Chon, Alfonso)



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

RP / ZP

DATE: December 10, 2004

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: CUP 04-137

LOCATION: 32170 Castaic Road, Newhall

- ☐ The Fire Department has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Install \_\_ Public and/or \_\_ On-site and/or \_\_ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** Provide the Fire Department written verification if any structures are to be built on this property so more specific requirements can addressed.
- ☒ **Location:** The fire hydrant locations and fire flow will be addressed based on the intial information to be provided.
- ☒ **Access:** Provide vehicular access as shown on the plan. The gate opening shall beThe gates shall comply to the Fire Department's Regulation #5. All gate accessory hardware shall be out of the accessway when the gate is in fully open position.
- ☐ **Special Requirements:** \_\_\_\_\_

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *WALLY COLLINS for*  
*Janna Masi*

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
ZONE CHANGE CASE NO. 04-137-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 04-137-(5) on April 13, 2005; and,

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from A-2-2 (Heavy Agricultural-Two Acres Required Area) to M-1-DP (Light Manufacturing-Development Program) on a 1.57-acre parcel. The DP-Development Program will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area. As applied to this case, the conditional use permit will authorize the development of a construction equipment storage facility on the project site.
2. The subject property is located at 32170 N. Castaic Road (on the east side of Castaic Road, between Castaic Road and the Golden State Freeway), approximately one-half mile north of the intersection of Lake Hughes Road and Castaic Road, in the Castaic Canyon Zoned District. The current A-2-2 zoning on the subject property became effective on August 1, 1958.
3. The zone change request was heard concurrently Conditional Use Permit Case No. 04-137-(5) at the April 13, 2005 public hearing. The Commission received verbal and written testimony regarding the request. The Commission determined the proposed M-1-DP (Light Manufacturing-Development Program) is appropriate for the subject property and compatible with surrounding uses. As applied to this case, the condition use permit will assure that development occurring after rezoning will conform to the approval as shown on the site plan marked Exhibit "A." No other development is permitted on the property unless a new conditional use permit is obtained.
4. Conditional Use Permit Case No. 04-137-(5) is a related request to authorize the construction, operation and maintenance of a construction equipment storage facility on the subject and ensure compliance with the requirements of the Development Program zone.
5. The site plan for the conditional use permit, labeled Exhibit "A", shows a 1.57-acre subject property developed with a storage facility for construction equipments with 11 parking spaces. One of the spaces will be reserved for people with disabilities. The parking spaces are located along the northern property boundaries. 1,819 square feet (approximately 2.7 percent of the project site) of landscaping will be provided along Castaic Road. An eight-foot concrete block wall is shown along the

zoning practice. The subject property is located within close proximity to the Golden State Freeway, an Interstate Highway. The applicant will provide on-site parking and road improvements in accordance to County Code. Impacts to public services and circulation patterns will be mitigated in accordance with County requirements. In addition, the Development Program designation added to the M-1 zoning will assure that development occurring after rezoning will conform to the approved plans; compatibility with surrounding land uses will be ensured through the conditions of approval of the related conditional use permit and the development program contained therein.

12. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the proposed project will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for the project.
13. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission, that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.

**NOW THEREFORE BE IT RESOLVED**, that the Regional Planning Commission of the County of Los Angeles recommends that the Board of Supervisors:

1. That the Board of Supervisors hold a public hearing to consider the recommended changes of zone from A-2-2 (Heavy-Agricultural-two acres minimum required area) to M-1-DP (Light Manufacturing-Development Program) on the 1.57-acre subject property, with development restrictions as provided by the related Conditional Use Permit Case No. 04-137-(5).
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration and determine that Zone Change Case No. 04-137-(5) will not have a significant impact upon the environment.
3. That the Board of Supervisors find the recommended zoning is consistent with the goals, policies and programs of the Los Angeles County General Plan.
4. That the Board of Supervisors find that the public convenience, the general welfare



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. **04-137- (5)**

**ZONE CHANGE/  
CONDITIONAL USE PERMIT**

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM <b>8 a &amp; b</b>	
PUBLIC HEARING DATE April 13, 2005	

<b>APPLICANT</b> Phyllis Rodeffer Trust	<b>OWNER</b> B. L. Price Company	<b>REPRESENTATIVE</b> Andel Engineering
--	-------------------------------------	--

**REQUEST**

Zone Change: Change of zone from A-2-2 (Heavy Agricultural, two acres minimum required area) to M-1-DP (Light Manufacturing, Development Program) on the 1.57-acre subject property. -

Conditional Use Permit: To develop an equipment storage facility and to ensure compliance with the requirements of the proposed Development Program zone.

<b>LOCATION/ADDRESS</b> 32170 N. Castaic Road (On the east side of Castaic Road, between Castaic Road and the Golden State Freeway).		<b>ZONED DISTRICT</b> Castaic Canyon	
<b>ACCESS</b> Castaic Road		<b>COMMUNITY</b> Castaic	
<b>SIZE</b> 1.57 acres		<b>EXISTING ZONING</b> A-2-2 (Heavy Agricultural, two acres minimum lot area)	
<b>EXISTING LAND USE</b> Vacant	<b>SHAPE</b> Triangular	<b>TOPOGRAPHY</b> Flat to gently sloping	

**SURROUNDING LAND USES AND ZONINGS**

<b>North:</b> Vacant properties and a storage facility/M-1 (Light Manufacturing and A-2-2 (Heavy Agricultural, 2 acres minimum))	<b>East:</b> Vacant properties and the Golden State Freeway/Specific Plan (Northlake Specific Plan)
<b>South:</b> Vacant properties and Golden State Freeway/M-1	<b>West:</b> Storage facility, watercraft sales, Golden State Freeway, vacant properties and single-family residences/M-1 and R-1-5,000 (Single-Family Residence, 5,000 sq. ft. minimum)

<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Countywide	Major Industrial (I)	N/A	N/A
Santa Clarita Valley Area Plan	Industry (M)	N/A	See staff analysis

**ENVIRONMENTAL STATUS**

Negative Declaration pursuant to CEQA and County Environmental Guidelines

**DESCRIPTION OF SITE PLAN**

The applicant's site plan depicts the 1.57-acre subject property developed with a construction equipment storage facility with eleven parking spaces (10 standard, 1 handicapped). Approximately 2.7 percent (1,819 sq. ft.) of the site will be landscaped and an 8-foot block wall is shown along Castaic Road. Access to the site will be provided by two 30-foot driveways via Castaic Road to the west.

**KEY ISSUES**

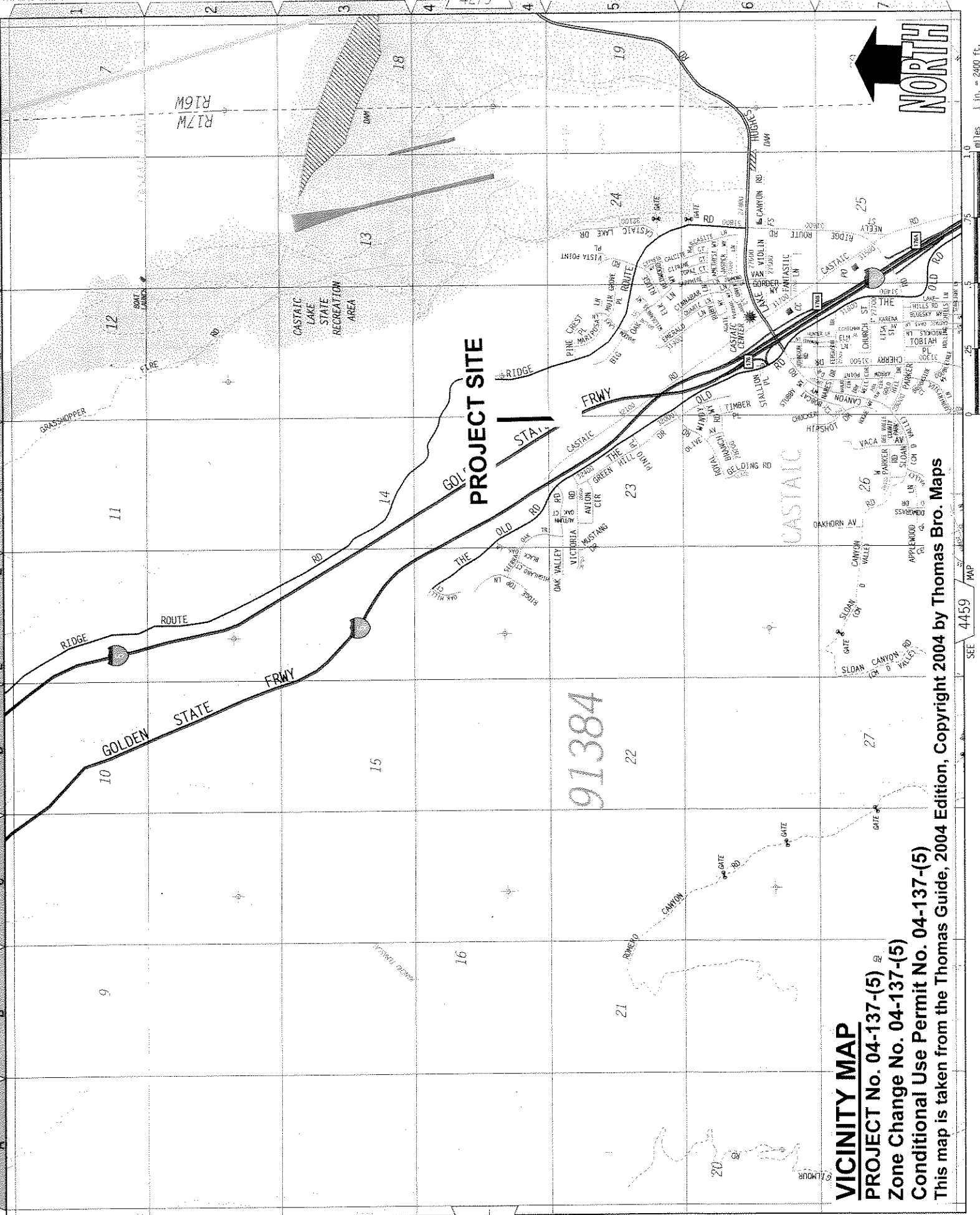
- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- The applicant is requesting to rezone the property from A-2-2 to M-1-DP to accommodate the proposed development.

(If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b>	<b>PETITIONS</b>	<b>LETTERS</b>
(O) NONE (F)	(O) NONE (F) NONE	(O) (F)

\*(O) = Opponents (F) = In Favor



**VICINITY MAP**

**PROJECT No. 04-137-(5)**  
**Zone Change No. 04-137-(5)**  
**Conditional Use Permit No. 04-137-(5)**

This map is taken from the Thomas Guide, 2004 Edition, Copyright 2004 by Thomas Bro. Maps



## **STAFF ANALYSIS**

### **PROJECT NUMBER**

**04-137-(5)**

### **CASE NUMBER**

**Zone Change/Conditional Use Permit Case No. 04-137-(5)**

### **OVERVIEW OF PROPOSED PROJECT**

The applicant is requesting a change of zone from A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) to M-1-DP (Light Manufacturing-Development Program) on the 1.57-acre subject property. The proposed DP (Development Program) designation requires the filing of a Conditional Use Permit. The applicant is proposing to develop a construction equipment storage facility on the subject property.

### **DESCRIPTION OF SUBJECT PROPERTY**

#### **Location**

The subject property is located at 32170 N. Castaic Road (on the east side of Castaic Road, between Castaic Road and the Golden State Freeway), approximately ½ mile north of the intersection of Lake Hughes Road and Castaic Road. The subject property is located in the Castaic Canyon Zoned District.

#### **Physical Features**

The subject property is triangular in shape with gently sloping to flat topography. Access to the property is via Castaic Road to the west.

### **ENTITLEMENT REQUESTED**

The applicant has requested a change of zone from A-2-2 to M-1-DP on the 1.57-acre subject property. The applicant is also requesting a Conditional Use Permit to authorize development of a construction equipment storage facility on the project site.

### **EXISTING ZONING**

#### **Subject Property**

Zoning on the subject property is A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area).

#### **Surrounding Properties**

Surrounding zoning consists of:

North: M-1 (Light Manufacturing) and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot area)

South: M-1

East: Specific Plan (Northlake Specific Plan)

West: M-1 and R-1-5,000 (Single-Family Residence-5,000 Square Feet Minimum Lot Area)

**ZONE CHANGE/  
CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
STAFF ANALYSIS**

**Page 2 of 12**

**EXISTING LAND USES**

**Subject Property**

The subject property is currently vacant with the exception of an electrical tower located on the northeast quadrant of the property.

**Surrounding Properties**

North: Storage facility, truck repair, tow yard and vacant properties.

South: Vacant properties the Golden State Freeway.

East: Vacant properties and the Golden State Freeway.

West: Storage facility, watercraft sales, the Golden State Freeway and single-family residences.

**PREVIOUS CASES/ZONING HISTORY**

The Following are zoning applications noted on the subject property:

The current A-2-2 zoning on the subject property became effective on August 1, 1958, following the adoption of Ordinance Number 7361, which established the Castaic Canyon Zoned District.

Plot Plan No. 11321 was approved by the Department of Regional Planning on September 29, 1964 for an outdoor advertising sign (320 square feet) on the subject property.

Conditional Use Permit No. 98-110 was filed with the Department of Regional Planning on August 19, 1998, for a fiber optic communication facility on the subject property. The request was withdrawn on February 1, 1999.

Zone Change and Conditional Use Permit No. 00-55 to rezone the subject property from A-2-2 to M-1-DP and implement a watercraft storage facility were heard by the Commission on August 12, 2000. The request was withdrawn on March 21, 2001.

**SANTA CLARITA VALLEY AREA PLAN**

The project site is designated within the "Industry" land use category of the Santa Clarita Valley Area Plan (SCVAP). This land use category includes areas designated for light, medium and heavy industrial uses with service commercial. While the Plan does not distinguish intensity and type of industry, it implies that it can be clean, nonpolluting, with no offensive odors, and that it be visually attractive.

The following goals and policies of the SCVAP are applicable to the subject property and serve as guidelines for development within the Industry classification of the Land Use Map and in the Castaic Area.

**ZONE CHANGE/  
CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
STAFF ANALYSIS**

**Page 3 of 12**

Policy Numbers 2.3 and 6.1 of the SCVAP encourage the type of development the applicant is proposing, as the subject property is appropriately buffered by the adjacent freeway and is adjacent to established development.

“Policy No. 2.3: Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.”

“Policy No. 6.1: Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.”

The design of the proposed development will not post significant impacts to adjacent properties. The subject property is surrounded by properties with similar type of uses. The subject property has access to roadways and highways and will provide on-site parking and road improvements in accordance to County Code. The proposal to rezone the subject property from A-2-2 to M-1-DP to accommodate a construction equipment storage facility can be found consistent with the goals and policies of the Industry land use classification of the Santa Clarita Valley Area Plan.

**SITE PLAN**

**Overview**

The applicant's site plan depicts the 1.57-acre subject property developed with a storage facility for construction equipments with 11 parking spaces. One of the spaces will be reserved for people with disabilities. The parking spaces are located along the northern property boundaries. 1,819 square feet (approximately 2.7 percent of the project site) of landscaping will be provided along Castaic Road. An eight-foot concrete block wall is shown along the western property line. The storage area is depicted along the eastern portion of the subject site. The applicant is not proposing any structures at this time but noted a temporary trailer maybe used in the future. Access to the site will be provided by two 30-foot driveways via Castaic Road to the west.

**Compliance with Applicable Zoning Standards**

As the applicant is requesting a change of zone from A-2-2 to M-1-DP, the proposed project shall comply with the zoning standards of the M-1 zone. Pursuant to Section 2232.040 of the County Code, the proposed commercial development will comply with the development standards of the M-1 zone, as follows:

- Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.53. (22.32.080.A.)

**ZONE CHANGE/  
CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
STAFF ANALYSIS**

**Page 4 of 12**

All outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence set forth in this Part 7. (22.52.570)

Where a fence or wall is required by Section 22.52.570, it shall be developed as provided herein (Section 22.52.610):

- A. All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages they shall be set back at least three feet from the property line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Section 22.52.630 (Section 22.52.610.A.)

***The applicant's site plan depicts an eight-foot block wall along Castaic Road. The applicant is not proposing to extend the wall along the northern and eastern property boundaries as the property is flank by an existing storage facility to the north and the south bound Golden State Freeway to the east. The applicant is proposing a three-foot wide landscaped area along the proposed wall. The applicant's site plan is in compliance with this wall requirement.***

- B. All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials (Section 22.52.610.B.):

- i. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
- ii. Masonry;
- iii. Other materials comparable to the foregoing if approved by the Director.

***The applicant is proposing a concrete wall as screening along Castaic Road. The applicant's site plan is in compliance with this requirement.***

- C. Required fences which are not open to view from any street or highway or any area in a residential, agricultural or commercial zone may be constructed of material other than as specified in subsection B of this section if constructed and maintained in accordance with the provisions of this Part 7. (22.52.610.C.)

***The applicant's site plan depicts existing chain link fences along the northern and eastern property lines. Additional fencing or wall along these areas is not necessary as the existing development north of the subject property is zoned M-1 and the south bound Golden State Freeway which abuts the property to the east is elevated approximately 20 to 30 feet. The conditions of approval will required the maintenance of an eight-foot high chain link fence.***

- D. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such materials will provide the equivalent service, appearance and useful life. (22.52.610.D.)

***If the Commission approves this request, this requirement will be made a condition of approval of this grant.***

- E. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. (22.52.610.E.1.)

***The applicant will be required to use a uniform, neutral color for fences and walls as a condition of the grant.***

- F. No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification sign shall not consist of an aggregate area in excess of 30 square feet. (22.52.610.E.2.)

***This requirement will be made a condition of approval of this grant.***

- G. Any structures which are used as part of the yard boundaries and/or are exposed to view from a street or highway frontage shall be subject to painting, maintenance and sign requirements for fences and walls as provided in subsection E of this section. (22.52.610.F.)

***The applicant's site plan does not depict any structures as part of the yard boundaries.***

- H. All required fences or walls which are open to view from any street or highway, or any area in a residential, agricultural or commercial zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria: (22.52.630.A.)

- i. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the director.

***The applicant's site plan depicts 666 feet of frontage on Castaic Road, requiring 666 square feet of landscaping along that frontage. The applicant's site plan depicts 1,819 square feet of landscaping along this frontage. The applicant's site plan is in compliance with this landscaping requirement.***

- ii. No planting area shall have a horizontal dimension of less than three feet.

***The applicant's site plan depicts a landscaped area of 3-feet deep along the entire frontage (minus the driveway width). The applicant's site plan is in compliance with this landscaping requirement.***

- iii. Landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

***A landscaping requirement is included in the conditions of approval.***

- iv. A permanent watering system shall be provided which satisfactorily irrigates all planted areas. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscape area.

***Irrigation requirements are incorporated in the conditions of approval.***

- Storage restrictions. All portions of outside storage and display areas shall have adequate grading and drainage and shall be continuously maintained, and all raw material, equipment or finished products stored or displayed pursuant to the provisions of this Part 7: (22.52.640)
  - A. Shall not be stored above the height of the fence or wall within 10 feet of said fence or wall; and
  - B. Shall be stored in such manner that it cannot be blown from the enclosed storage area; and
  - C. Shall not be placed or allowed to remain outside the enclosed storage area.***Conditions of approval of this grant included the above requirements.***

- Vehicle parking shall be provided as required by Part 11 of Chapter 22.52. The proposed use, the outside storage of large vehicles and construction equipments is not defined in Part 11 of Chapter 22.52 but Section 22.52.1140 requires not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees. The applicant has indicated the will be a maximum of 7 employees per workday. Therefore, four (4) spaces are required, one (1) of which shall be handicapped accessible.

***The applicant's site plan depicts eleven (11) parking spaces, one of which is handicapped accessible. Per American with Disabilities Act requirements, one of the handicapped spaces shall be van accessible; the applicant is required to provide one van accessible handicapped space. The applicant is in compliance with the parking requirements.***

- Signs shall comply with the requirements of Part 10 of Chapter 22.52. In the M-1 zone, a maximum of three square feet of wall sign area for each one linear foot of building frontage is permitted. (Section 22.32.080.C.)  
***The applicant does not have building frontage and is not proposing to place any signage at this time. However, signs placed on the wall along Castaic Road must be in compliance with Section 22.52.610.E.2. of the Code.***

***Section 22.52.610.E.2. of the County Code requires that no portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification sign shall not consist of an aggregate area in excess of 30 square feet. If the Commission approves this request, this requirement will be made condition of approval of this grant.***

Pursuant to Section 22.40.050 of the County Code, an applicant seeking a conditional use permit to develop property in zone ( ) - DP shall submit a proposed development program. Such development program shall consist of the following elements.

- The applicant shall submit a plot plan showing the location of all proposed structures, the alteration or demolition of any existing structures, and development features, including grading, yards, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area. (Section 22.40.050.A.)  
***The site plan submitted by the applicant depicts all the proposed features of the development plan. The applicant's request for the approval of a conditional use permit to develop the site with a construction equipment storage facility is consistent with the permitted uses of the M-1 zone.***
- A progress schedule, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made. (Section 22.40.050.B.)  
***The applicant will be required to submit a progress schedule as a condition of approval of this grant.***

The subject property falls within boundary of the approved Castaic Area Community Standards District (CSD). The applicant's site plan is consistent with the requirements of the CSD. Pursuant to Section 22.44.137, the subject property is subject to the following development standard:

1. Height Limit. A building or structure, excluding chimneys and rooftop antennas, shall not exceed a height of 35 feet from residential or agricultural zone.

***The applicant is not proposing any structures at this time. The applicant will be required to comply with this requirement.***

**BURDEN OF PROOF**

**Burden of Proof per Code for Conditional Use Permits**

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements for Conditional Use Permits.

1. That the requested use at the location proposed will not:
  - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
  - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - B. By other public or private service facilities as are required.

**Applicant's Burden of Proof Responses**

The applicant's response is attached. The Burden of Proof submitted by the applicant appears to have satisfied the provisions of Section 22.56.040 of the County Code (**Attachment A**).

**Burden of Proof per Code for Zone Change**

Pursuant to Los Angeles County Code Section 22.16.110, the applicant must meet the burden of proof requirements for a zone change.

1. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:
2. A need for the proposed zone classification exists within such area or district because:
3. The particular property under consideration is a proper location for said zone classification within such area of district because:
4. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

**Applicant's Burden of Proof Responses**



**ZONE CHANGE/  
CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
STAFF ANALYSIS**

Page 9 of 12

The applicant's response is attached. The Burden of Proof submitted by the applicant appears to have satisfied the provisions of Section 22.16.110 of the County Code (**Attachment B**).

Pursuant to Section 22.40.040 of the County Code, if a conditional use permit has been obtained, property Zone (-)DP may be used for any use permitted in the basic zone subject to the conditions and limitations of a conditional use permit. The applicant's request of the applicant of a conditional use permit to develop a storage facility on the subject property is consistent with the proposed M-1-DP zone as the site is surrounded by predominately industrial development and non-residential use. The subject property is within the Industry land use designation of the Santa Clarita Valley Area Plan, the request to rezone the subject property to M-1-DP would consistent with General Plan.

**ENVIRONMENTAL DOCUMENTATION**

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that conditions or changes to the project are necessary in order to assure there is no substantial evidence that the project may have a significant effect on the environment.

During the environmental review phase of the project staff received comments from the County of Los Angeles Department of Public Works dated December 2, 2004. This letter, which notes the following project impacts, has been included as attachments to the environmental document and incorporated into the conditions of approval for the subject conditional use permit:

**Geotechnical**

The applicant is required to submit a detailed liquefaction analysis prior to construction or grading.

**Hydrology/Water Quality**

Prior to construction or grading, the applicant is required to submit a drainage plan for approval.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**County of Los Angeles Department of Public Works**

Staff has received comments from the County of Los Angeles Department of Public Works, Traffic and Lighting Division, dated January 13, 2005. Their comments indicated that the applicant needs to provide project information to demonstrate that the project will not impact local circulation or submit a traffic analysis to ascertain the appropriate traffic mitigations. The comments have been included as an attachment to this document (**Attachment C**).

**County of Los Angeles Fire Department**

Staff has received comments from the Los Angeles County Fire Department, dated December 10, 2004. Their comments have been included as an attachment to this document (**Attachment D**).

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

Hearing notices were mailed to the 24 property owners and residents within a 500-foot radius of the subject property on March 8, 2005. Case materials and the environmental document were mailed to the Valencia County Library on March 8, 2005. Advertisements were published in La Opinion and The Newhall Signal on March 8, 2005. According to the applicant, public hearing notices were posted at the project site on March 13, 2005.

**PUBLIC COMMENTS**

The applicant has met with the Castaic Area Town Council to discuss the proposed development. The town council is endorsing the applicant's proposal and requested that the Commission consider imposing certain conditions to the development. A copy of a letter dated February 7, 2005, from the Town Council is attached (**Attachment C**). No other comments were received at the time of this report.

**STAFF EVALUATION**

**Issues**

Pursuant to Section 22.40.040 of the County Code, if a conditional use permit has been obtained, property Zone (-)DP may be used for any use permitted in the basic zone subject to the conditions and limitations of a conditional use permit. The applicant's proposal to develop the subject property with a storage facility is consistent with the proposed M-1 zone. The land uses in the vicinity of the project site are predominately industrial development and non-residential use. Industrial development to the north consists of a storage facility, a tow yard and a truck repair facility. A watercraft sales facility, a recreation vehicles storage facility and the north bound Golden State Freeway are located to the west of the property, separated by Castaic Road. The south bound Golden State Freeway flanks the subject property to the east.

Based upon prevailing land use, the proposal to develop the subject property with a construction equipment storage facility would be compatible with existing land use patterns.

The request to rezone the subject property to M-1-DP would consistent with the Santa Clarita Valley Area Plan as the site is within the Industry land use designation and is one of the few remaining parcels along the northern terminus of Castaic Road that is zoned A-2-2.

In addition, the recommended conditions of approval will ensure compatibility.

If approved, staff recommends a twenty (20) year term for the requested Conditional Use Permit. This is based on the need to reevaluate the compatibility of the project with the surrounding community. Staff also recommends that the project be inspected annually for compliance with the final conditions of approval.

**ZONE CHANGE/  
CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
STAFF ANALYSIS**

**Page 11 of 12**

At the time of this report, staff notes that the Department of Public Works has not approved a traffic analysis nor has the applicant submitted additional information to demonstrate that the project will not significantly impact local traffic conditions. The applicant needs to submit additional information to the satisfaction of the Department of Public Works to determine what appropriate measures are necessary to mitigate any traffic impacts.

**FEES/DEPOSITS**

If approved as recommended by staff, the following will apply:

**Fish & Game:**

1. Processing fees of \$1,275.00 related to posting the Notice of Determination with the County Clerk. Fish & Game fees will be required due to the fact that the project will impact natural habitat. The fees will be required prior to the final approval date of the permit.

**Zoning Enforcement:**

2. Cost recovery deposit of \$3,000.00 to cover the costs of the twenty (20) recommended annual zoning enforcement inspections. Additional funds would be required if violations are found on the property.

**STAFF RECOMMENDATION**

Prior to making a decision on this case, Staff recommends the Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

Due to the comments from the Department of Public Works, staff recommends **continuance** of Zone Change and Conditional Use Permit No. 04-137-(5).

**SUGGESTED MOTION**

**"I MOVE THE PUBLIC HEARING REMAIN OPEN AND THAT THE REGIONAL PLANNING COMMISSION CONTINUE ZONE CHANGE AND CONDITIONAL USE PERMIT CASE NO. 04-137-(5) IN ORDER TO ALLOW THE APPLICANT ADDITIONAL TIME TO RESOLVE THE PROPOSED DEVELOPMENT'S TRAFFIC ISSUES WITH THE DEPARTMENT OF PUBLIC WORKS."**

Report prepared by: Samuel Dea, Principal Regional Planning Assistant  
Reviewed by: Russell J. Fricano, Ph.D., AICP, Zoning Permits Section I

**Attachments:**

Copy of Thomas Brothers Map  
Draft Conditions  
Environmental Documentation

**ZONE CHANGE/  
CONDITIONAL USE PERMIT CASE NO. 04-137-(5)  
STAFF ANALYSIS**

**Page 12 of 12**

Burden of Proof Statements  
Attachments  
Photos  
Site Plan  
Land Use Map  
Zone Change Map

RJF:SZD

**CONDITIONAL USE PERMIT CASE NO. 04-137-(5)**  
**DRAFT CONDITIONS**

**Page 1 of 7**

1. This grant authorizes the use of the subject property for a construction equipment storage facility with appurtenant parking and landscaping, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Further, this grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change Case No. 04-137-(5) and an ordinance reflecting such changes of zone has become effective.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. This grant shall terminate on **XX XX, 2025**. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **twenty (20) annual inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees (**currently \$1,275.00**) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces.
18. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval, including the following: 1) submit sign elevations which depicts

the dimensions and location of the wall sign, 2) show the location of the office trailer and a development schedule in accordance with all development program features required by Section 22.40.050.A of the County Code, and 3) indicate the paving material of the storage and parking areas, 4) provide ten (10) cedrus deodara cedars along Castaic Road, and 5) show a chain link not less than eight (8) feet in height along the northern and eastern property boundaries. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

19. Within ninety (90) days of the approval date adherence to development in accordance with the site plan on file of this grant, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described above. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
20. Prior to issuance of building permits or grading permits, the applicant shall submit a liquefaction analysis and a drainage concept plan to the Department of Public Works for review and approval.
21. The following development program conditions shall apply:
  - a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property;
  - b. No existing building or structure which is to be demolished shall be used; and
  - c. All improvements shall be completed prior to the occupancy of any structures or the commencement of the use.
22. The construction, operation and maintenance of the construction equipment storage facility shall be further subject to all of the following restrictions:
  - a. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction or grading phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall



cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;

- b. Project construction activity, including engine warm-up, shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise effects to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas buffered from residences located to the south and east of the subject property;
- c. The permittee shall make arrangements with the serving utilities to install any new facilities necessary to furnish utility service for the development;
- d. A minimum of eleven (11) on-site parking spaces shall be provided and continuously maintained, including one (1) van-accessible space reserved for persons with disabilities;
- e. Required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;
- f. Except for required landscaping, the subject property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public right-of-way or adjacent properties. The permittee must demonstrate that the entire lot is paved to the satisfaction of the Department of Public Works and the Director of Regional Planning;
- g. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty (30) minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting;
- h. Within sixty days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a lighting plan, which may be incorporated into the revised Exhibit "A" as described above. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting;
- i. The height of the all structures shall not exceed 35'0" above finished grade;

- j. Not less than 2.7 percent of the 1.57-acre development area shall be landscaped. A three-foot wide landscaping area, consisting of at least ten (10) Cedrus Deodara Cedars with drought-tolerate ground cover, shall be provided along Castaic Road;
- k. The permittee shall maintain an eight-foot concrete block wall with a pilaster element along the property's western frontage (along Castaic Road). Said wall shall be finished with a uniform, neutral color, excluding black, which blends with the surrounding terrain. Alternate design may be considered by the Director if practical difficulties or unnecessary hardships exist due to physical conditions or restrictions and such a design is in conformity with the intent and purpose of the Castaic Community Standards District;
- l. Operating hours for repair of storage facility are restricted to the hours between 6:00 a.m. to 6:00 p.m., Monday through Saturday. All deliveries to the subject property shall also be within these operating hours;
- m. Except for minor equipment repairs and installations, the facility shall not provide repair services such as body and fender work, painting, major engine overhaul, or transmission repair;
- n. Pursuant to Section 22.52.610.E.2, one identification sign not more than 30 square feet may be placed on the wall along Castaic Road sign;
- o. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times;
- p. One office trailers not less than 500 square feet may be located on the subject property;
- q. The use of an outdoor public address system, or similar acoustical device is prohibited;
- r. ~~No equipments shall be store~~ within ten feet of the wall along the western property line shall exceed the height of said wall;
- s. All construction supplies shall be store in storage containers or trailers;
- t. The permittee shall not store or use hazardous materials;
- u. Uses on the subject property shall be limited to those permitted in the M-1 zone;
- v. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated XX X, XXXX, except as otherwise required by said Department; and

**CONDITIONAL USE PERMIT CASE NO. 04-137-(5)**  
**DRAFT CONDITIONS**

**Page 7 of 7**

- w. The permittee shall comply with all conditions set forth in the attached Los Angeles County Fire Department memorandum dated December 10, 2004, except as otherwise required by said Department.

Attachments:

Department of Public Works letter dated XX XX, 200X

Los Angeles County Fire Department dated December 10, 2004

RJF:SZD



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 13, 2005

IN REPLY PLEASE  
REFER TO FILE: **LD-4**

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witter *Barry S. Witter*  
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. 04-137

We have reviewed the subject Permit in the Castaic area in the vicinity of Castaic Road (32170 North Castaic Road) and the Golden State Freeway. This Permit is to allow a contractor equipment yard in addition to a zone change.

We recommend that this Permit not be approved at this time. The applicant shall submit a traffic study to Public Works for review and approval or provide additional traffic/project information demonstrating that the project will not significantly impact area roadways and intersections in the area to the satisfaction of Public Works. If a traffic study is required, comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. Provide a signing and striping plan on Castaic Road and any other off-site location based on the traffic impact analysis report to the satisfaction of Public Works. For additional questions, please contact Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.

If this Permit is approved, we recommend the following conditions:

1. Construct curb, gutter, base, pavement, and sidewalk on Castaic Road along the property frontage to the satisfaction of Public Works.
2. Construct transition improvements in the vicinity of southerly property line to the satisfaction of Public Works.

Post-it® Fax Note	7671	Date	3-7-05	# of pages	3
To	SAM DEA		From	WALLEN	
Co./Dept.			Co.		
Phone #			Phone #	626-458-4913	
Fax #			Fax #		

Russell Fricano  
January 13, 2005  
Page 2

3. Plant street trees on Castaic Road to the satisfaction of public Works.
4. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Castaic Road along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing lighting district. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights, in the amount of \$24,000, and comply with the conditions listed below in order for the lighting districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
    - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to the Street Lighting Section. Contact the Street Lighting Section for map requirements, and with any questions at (626) 300-4726.
  - c. The area must be annexed into the lighting district, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, and all street lights in the project or approved project phase have

Russell Fricano  
January 13, 2005  
Page 3

been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.
5. Underground all new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any aboveground utility structures in the parkway.
6. Prior to the issuance of a building permit, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of building permit application to the satisfaction of Public Works. The current applicable fee is \$3,400 per factored unit and is subject to change.

WH:ca

PA:LOPUBITRANSICUPSCUP 04-137ZONE CHANGE + CONTRACTOR EQUIPMENT YARD

cc: Traffic and Lighting (Abdelhadi, Chon, Alfonso)

RP / ZP



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: December 10, 2004

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: CUP 04-137

LOCATION: 32170 Castaic Road, Newhall

- ☐ The Fire Department has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_\_ gallons per minute for \_\_\_\_\_ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Install \_\_\_\_\_ Public and/or \_\_\_\_\_ On-site and/or \_\_\_\_\_ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** Provide the Fire Department written verification if any structures are to be built on this property so more specific requirements can be addressed.
- ☒ **Location:** The fire hydrant locations and fire flow will be addressed based on the initial information to be provided.
- ☒ **Access:** Provide vehicular access as shown on the plan. The gate opening shall be The gates shall comply to the Fire Department's Regulation #5. All gate accessory hardware shall be out of the accessway when the gate is in fully open position.
- ☐ **Special Requirements:** \_\_\_\_\_

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: WALLY COLLINS for  
Janna Masi

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

# ATTACHMENT A

## CONDITIONAL USE PERMIT CASE- BURDEN OF PROOF

SECTION 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The subject site abuts the (5) Golden State Freeway. In addition, adjoining properties within the block are industrially zoned. Based on sound planning principles the subject site should be utilized for the proposed use. The proposed use will allow for the same type of industrially zoned land usage that neighboring properties already have. The site is in an area located between the north and south lanes of the Golden State Freeway.

- B. That the proposed site is adequate in size and shape to accommodate the yard, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed use will comply with all prescribed development features. See plans for details. The site is 1.57 acres in size and accommodates walls, fences, parking, loading and other development features as prescribed by Code. See plans for details.

- C. That the proposed use is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.

The site is bounded by Castaic Road. The street can accommodate the proposed use. The proposed use will have adequate access and all contain all necessary improvements. The site is in an area located between the north and south lanes of the Golden State Freeway.



**ZONE CHANGE- BURDEN OF PROOF**

**SECTION 22.16.110**

**In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:**

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:**

The block within which the subject site is located within is zoned for industrial uses. The subject site was previously approved for M1-1 zoning under ZC/CUP 00-55-(5). The proposed zone change is consistent with the existing zoning pattern and land use within the immediate area.

- B. A need for the proposed zone classification exists within such area or district because:**

The site is the last remaining A-2-2 zoned parcel within the block. The general vicinity is zoned for industrial use. Based on sound planning principles the subject site should be re-zoned consistent with adjoining properties. A need exists for additional industrially zoned property.

- C. The particular property under consideration is a proper location for said zone classification within such area or district because:**

The subject site abuts the (5) Golden State Freeway. In addition, adjoining properties within the block are industrially zoned. Based on sound planning principles the subject site should be re-zoned consistent with adjoining properties.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:**

Based on sound planning principles the subject site should be re-zoned consistent with adjoining properties. The proposed zoning will allow for the same type of industrially zoned land usage that neighboring properties already have. The site is in an area located between the north and south lanes of the Golden State Freeway.

## ATTACHMENT E



## Castaic Area Town Council

Post Office Box 325, Castaic, California 91310 (661) 295-1156 www.castaic.org

FOR - SAM DEA  
FAX 213 626 0434  
FROM - ED BOLDEN  
ANDEL ENGR  
FAX 661 259 0511

February 7, 2005

James E. Hartl, AICP  
Director of Planning  
Los Angeles County  
Department of Regional Planning  
320 West Temple  
Los Angeles, California 90012

FEB - 8 2005

**Re: Andel Engineering Company  
CUP & Zone Change  
APN 2865-002-137(5)  
LA Co ZC&CUP 04-137(5)  
Contractor's Yard  
32200 Castaic Road  
Castaic, California 91384**

Dear Mr. Hartl:

Ed Bolden, Jr., of Andel Engineering Company appeared with his client, Brian Price at the January 19, 2005 Town Council meeting to discuss the above-referenced project. The Council voted unanimously (10-0) to approve this contractor's yard project with the conditions set forth below.

The conditions are:

1. The parcel is 1.57 acres.
2. Site drains away from Castaic Road to concrete drainage channel.
3. North property line is a block wall and self-storage structures from Castaic Road to the Edison 50-foot easement, then a chain link fence to the east property line.
4. The east property line is a freeway chain link fence. The proposal is an adjacent 6-foot chain link fence

James E. Hartl, AICP  
Director of Planning  
Los Angeles County  
Department of Regional Planning

**Re: Andel Engineering Company**

**CUP & Zone Change**

**APN 2865-002-137(5)**

**LA Co ZC&CUP 04-137(5)**

**Contractor's Yard**

**32200 Castaic Road**

**Castaic, California 91384**

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- with an additional 2-foot tall, three strands of barbed wire and screening with vines to minimize the view of the freeway slope from the subject site.
5. The Castaic property line is to be an 8-foot masonry block wall with pilasters similar to the picture furnished without the river rock bottom.
  6. The Client plans to use current remedial practices for graffiti and to diligently remove graffiti when found.
  7. New curb-gutter and sidewalk are planned along the Castaic Road frontage.
  8. A 17-foot wide parkway is to be landscaped and irrigated for 10 cedrus deodara cedars and drought-resistant ground cover. A water faucet is planned on the site. Standards for landscaping with trees on frontage road will meet the Community Standards District requirements.
  9. A view of the site from Castaic Road will be blocked by the 8-foot masonry fence and a 2-foot to 5-foot fall from Castaic Road to the east property line. Plus solid iron sliding 30-foot gates. View from the southbound I-5 Freeway and the heavy terrain east of the freeway are not considered to be objectionable. West of Castaic Road are other industrial properties and a northbound freeway before reaching residential properties that may see the subject site from about two football fields away.
  10. The contractor's lot is not a working lot, but an equipment storage lot. Therefore, noises should be about starting vehicle engines and cannot be separated from the freeway noises on both sides of the subject site.
  11. Minor maintenance of vehicles and equipment is anticipated. Major repair of vehicles and equipment will be offsite.
  12. The plan is to use best management practices for

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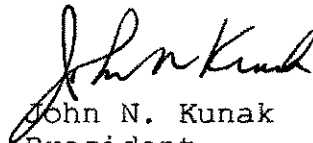
**Re: Andel Engineering Company**  
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- control of potential storm water runoff contaminants.
13. The site lighting is planned with 10 electroliers focused on the site away from neighboring properties. Minimal electroliers are to light automatically at dusk with a manual ability to light specific areas or the total site.
  14. Two 30-foot gates are planned with automatic openers for users and Knox devices for department access.
  15. A flagpole which shall not exceed Los Angeles County and Community Standards District standards and flying the United States and/or California State flag will be erected; it is recommended that the County consult with the Castaic Area Town Council regarding the height of this flagpole.
  16. One sign for name, address and phone shall not exceed 4-foot by 8-foot along the 600-foot frontage, not to exceed Community Standards District standards and to be placed on the wall.
  17. Operating hours shall be from 6:00 a.m. to 6:00 p.m.

Yours truly,



John N. Kunak  
President  
Castaic Area Town Council

JNK/mf

cc: Michael D. Antonovich, Supervisor-5th District  
Millie Jones, SCV Field Deputy-5th District  
Paul Novak, Planning Deputy-5th District  
Ed Bolden, Jr., Andel Engineering Company